



WASHOE COUNTY

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CM/ACM KS

Finance DN

DA

Risk Mgmt N/A

HR N/A

Other N/A

STAFF REPORT

BOARD MEETING DATE: November 12, 2014

DATE: October 15, 2014

TO: Board of County Commissioners

FROM: Ben Hutchins, Director, Finance and Administration Division
Community Services Department, 954-4646, bhutchins@washoecounty.us
Dwayne Smith, P.E., Division Director, Engineering and Capital Projects
Community Services Department, 328-2043, desmith@washoecounty.us

THROUGH: Dave Solaro, Arch., P.E., Director
Community Services Department, 328-2040, dsolaro@washoecounty.us

SUBJECT: Approve a refund to C.B. Maddox for sewer connection privilege fees as a result of the reversion to acreage maps for the Cottonwood Creek Unit 7 [\$74,250.00] and Unit 8 [\$25,250.00] residential development projects in the South Truckee Meadows. (Commission District 2.)

SUMMARY

In fiscal years 2006 and 2008 C.B. Maddox paid a total of \$95,500.00 to Washoe County for sewer connection privilege fees in the process of recording Cottonwood Creek Unit 7 and Unit 8 residential development projects.

In June 2014, C.B. Maddox recorded Reversion Tract Map 5083 effectively reverting to acreage both the proposed Cottonwood Creek Unit 7 and Unit 8 projects.

On September 4, 2014, the South Truckee Meadows General Improvement District Board of Trustees approved a refund of \$102,865.00 for the payment of water connection privilege fees for these projects. C.B. Maddox is now requesting a refund of the sewer connection privilege fees paid to Washoe County since both projects have been canceled through the reversion to acreage process.

Staff has determined that no improvements to increase capacity or treatment within the wastewater system were made and, therefore, none of the sewer connection fees have been encumbered. Staff has also reviewed the ownership of the land and it is owned by Charles B Maddox.

Washoe County Sewer Ordinance 1344, Section 3.11 - Special Conditions, allows for the County to take whatever action which in its discretion is warranted. Since these projects have been terminated and no sewer funds expended, staff recommends that the sanitary sewer fees are returned to the developer who paid those fees.

AGENDA ITEM 7D4

PREVIOUS ACTION

There has been no previous action.

BACKGROUND

Washoe County has previously provided refunds of water and sewer connection privilege fees for other projects which have been terminated via the reversion to acreage process and for which none of the fees have been encumbered.

FISCAL IMPACT

A refund of fees paid in the 2006 and 2008 fiscal years will be charged to sewer connection privilege fee fund 5158, cost center 668600, account number 793100 in the amount of \$99,500.00 (\$74,250.00 - Unit 7, \$25,250.00 - Unit 8). Sufficient budget exists for this purpose.

RECOMMENDATION

It is recommended the Board of County Commissioners approve a refund to C.B. Maddox for sewer connection privilege fees as a result of the reversion to acreage maps for the Cottonwood Creek Unit 7 [\$74,250.00] and Unit 8 [\$25,250.00] residential development projects in the South Truckee Meadows.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a refund to C.B. Maddox for sewer connection privilege fees as a result of the reversion to acreage maps for the Cottonwood Creek Unit 7 [\$74,250.00] and Unit 8 [\$25,250.00] residential development projects in the South Truckee Meadows."

C. B. MADDOX

October 27, 2014

Mr. David Humke, chairman
Washoe County Board of Commissioners
PO Box 11130
Reno, NV 89520

RE: Cottonwood Creek Estates Units 7 & 8

Dear Chairman Larkin:

On June 24, 2014 I reverted the above referenced subdivisions to acreage (ref: Reversion Tract Map 5083). I commenced no construction on either of these subdivisions.

In order to record these two subdivision, I had pre-paid the sanitary sewer connection fees and would ask that the County refund these connection fees to me.

Sincerely,

A handwritten signature in black ink, appearing to be 'C. B. Maddox', written over the word 'Sincerely,'.

C. B. Maddox